

ii. A delineation of all Critical Areas. Development within Critical Areas as defined in Subsections A through E below is prohibited. All structures, buildings, impervious surfaces and other development on the property to be developed shall be clustered on areas that do not contain Critical Areas.

- A. Geologic Hazards. The development layout and design shall avoid areas, which may be adversely affected by geologic hazards. A variance from this prohibition may be obtained from the Governing Body in cases where the developer demonstrates that the geologic hazard is fully mitigated by appropriate design and construction techniques. Geologic hazards include any kind of slope instability (landslides, rock-fall, mudflows) or ground subsidence that may result from natural or man-made conditions and also any kind of seismic activity.
- B. Avalanche Tracks. The development layout and design shall avoid areas, which may be adversely affected by avalanche tracks. All known avalanche tracks are declared to be critical areas because of the high probability that development in such hazardous areas will result in property damage, damage to public utilities and roads serving the development, and, possibly, injury or loss of life to occupants.
- C. Critical Slopes. Development layout and design shall be prohibited in areas, which include slopes greater than thirty (30) percent greater. Slopes greater than thirty (30) percent are declared to be critical areas because there is a high probability that on-site and down-slope property damage and water quality, fisheries and wildlife habitat deterioration will result from their development. Re-vegetation difficulties are compounded by the Morgan County's short growing season, making the reclamation of disturbed slopes very costly. Development on slopes over fifteen percent (15) and less than or equal to thirty percent (30) shall be regulated as follows:
 - a. The arrangement and location of structures and impervious surfaces shall minimize the potential of instability, rapidly accelerated storm-water runoff, erosion, and soil loss.
 - b. Submission of a professionally prepared Grading and Conservation Plan which specifies all measures taken to assure slope stability and to prevent accelerated runoff and erosion is required. The design of all structural elements (such as permanent and temporary access roads) included in such a plan shall be certified by a licensed professional with demonstrated experience in slope stabilization.
- D. Flood plains. All areas within a 100-year flood plain as mapped for the Federal Flood Insurance program, or as calculated by a qualified engineer, or where the prevailing or potential natural vegetation is riparian are declared to be critical to the maintenance of the County's hydrologic systems, fisheries and wildlife habitat. Development of flood plain areas has a significant potential to adversely affect wildlife, water quality, and if it modifies the flood way, adjoining, upstream and downstream properties, roads and other public facilities. Development in flood plain areas may also be constrained by a high water table which raises the cost of installing and maintaining utilities. Finally, flood plain development adversely affects all taxpayers through public expenditures to prevent or clean up flood damages.
 - a. Development, other than open use recreation, shall be prohibited in areas which include flood plains. Structures shall not be permitted in a flood plain.
 - b. Road and driveway crossings shall bridge over all flood plains. The installation of culvert for such purposes shall be minimized and is generally not appropriate.
 - c. Where flood plain areas are modified any action, which may increase flood hazards or adversely affect water quality or fisheries shall be avoided. Such actions may include, but are not limited to, stream channel modifications, the storage of floatable or potentially polluting materials, and the construction of stream crossings.
 - d. Plantings or natural stone (as opposed to scrap metal, junked vehicles or concrete slabs) shall be used where stream channels are required to be stabilized.
- E. Wetlands. Development of high and moderate value wetlands has a significant adverse effect on water quality, the rate and volume of storm-water discharge, and wildlife. Development layout and design shall be prohibited within all high and moderate value wetlands as identified by the Army Corps of Engineers or other authoritative source. Low value wetlands shall be strictly regulated with regard to development impacts and mitigation. Any development permitted in a low value wetland shall require Army Corps of Engineer review and permit prior to final subdivision plat or final site plan approval.